

April 20, 2016

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Airlin Singewald  
County of San Luis Obispo Planning Department  
976 Osos Street #300  
San Luis Obispo, CA. 93408



P.O.Box 533  
Cambria, CA 93428  
(805) 924-1930  
[www.northcoastadvisorycouncil.org](http://www.northcoastadvisorycouncil.org)

**RE: DRC2015-00096 CAMBRIA PINES LODGE XMAS MARKET MUP**

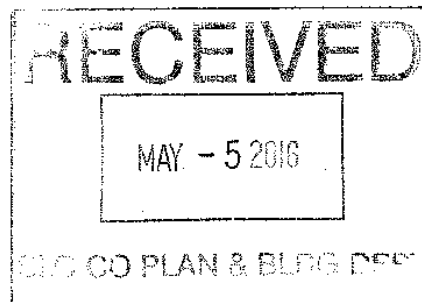
The North County Advisory Council on April 20, 2016 approves the MUP Cambria Pines Lodge Xmas Market MUP the vote is 7 to 2 with 2 abstentions with the following recommendations:

1. A 2 year permit
2. Contain vehicle shuttle traffic to Hwy 1 and arterial streets
3. Attendance to cap out at 40,000 guests
4. Recommend online tickets sales

Sincerely,

Ted Siegler

NCAC Board President



TS/cl

*The NCAC strives to develop a unified, cooperative effort among individuals, organizations and public jurisdictions.*



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



Date: May 5, 2016  
To: Airlin Singewald Project Planner  
From: Glenn Marshall, Development Services  
Subject: **Public Works Comments on DRC2015-00096 Pacific Cambria MUP, Burton Dr., Cambria, APN 023-431-003**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. Public Works has reviewed the May 4, 2016 submittal of the proposed shuttle plan and have removed our recommended condition for a bus turnout on Burton, and added a condition for a new rural driveway approach on Yorkshire Street.
- B. The proposed project triggers road frontage improvements per Resolution 2008-152.
- C. It is recommended that the construction of a new driveway requires removal and scarification of the existing driveway to limit the number of vehicles backing out into a public street (23.04.164b(1)).
- D. The proposed project triggers Curb Gutter and Sidewalk requirements per 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- E. The project appears to not meet the applicability criteria for a Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Storm Water Control Plan is required.

**Recommended Project Conditions of Approval:**

**Access**

1. **Within 60 days of permit approval**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way

## Attachment 4

in accordance with County Public Improvement Standards. The plan is to include, as applicable:

- a. Street plan for widening Burton Drive to provide a minimum 6-foot wide aggregate base shoulder along the property frontage between Burton Drive and the first project driveway, and within necessary dedicated right-of-way easements.
  - b. Construct a new site access driveway on Yorkshire Drive in accordance with B-1 rural driveway standards and A-5 sight distance standards.
2. **Within 60 days of permit approval**, the applicant shall submit an application to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to provide event traffic control within the public right-of-way in accordance with County Public Improvement Standards and the California Manual of Uniform Traffic Control Devices (CA-MUTCD). The application is to include a traffic control plan prepared by a licensed civil engineer.
  3. **Within 60 days of permit approval**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
  4. **Prior to the first permitted event**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector; and an encroachment permit has been issued for the event traffic control plan
  5. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
  6. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

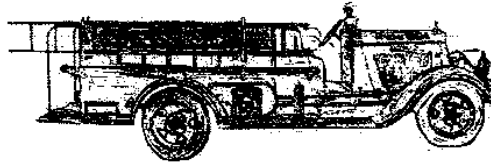
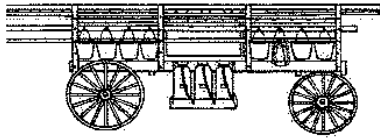
### Recycling

7. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

G:\Development\DEVSERV Referrals\Land Use Permits\Minor Use Permits\DRC2015-00096 Cambria Pines Lodge Burton St Cambria\DRC2015-00096 Cambria Pines Lodge Burton St Cambria.doc  
UPDATED: June 16, 2016

## CAMBRIA FIRE DEPARTMENT

Established 1887



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Mark Miller, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacs.org

### FIRE PLAN REVIEW

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Date: June 30, 2015

\*This Project Requires Water Letter - NO

Building owners Name: Dirk Winter

Project Address: 2905 Burton Drive

Project type: Special Event – Holiday Christmas Market

Building Permit Number: DRC – 2015 - Pending

APN# 023-431-003

Square Footage of Existing Structure: N/A

Square Foot of Proposed Addition: N/A

Sprinkler System required: N/A

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: On Complex – 1500+ GPM

Driveway Access: N/A Turnarounds required: N/A

**Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a Very High CCSD FD Wildland Fire Risk Zone.**

Conditions of approval: See attached

Mark Miller  
Fire Chief

*"Automatic Fire Sprinklers Save Lives!"*

## *Fire and Life Safety Plan*

The major concerns addressed in this plan are related to Life and fire safety. Due to the temporary nature of the event this plan does not address the construction features of the temporary festival booths and props related to the event. It is understood however that all of these temporary structures and props will be code compliant and constructed of ignition resistant materials and standards as outlined in the California Building Code (CBC), California Fire Code (CFC) and the International Wildland Urban Interface Code (IWUC) as adopted by the local and County Jurisdictions.

Attached at the end of this plan are code sections for you information to help you with compliance in this area. Your site is located in a **Very High** wildland interface/intermix zone and the corresponding code sections for construction and building in this area are provided at the end of the document.

Due the number of people attending the Cambria Pines Lodge Christmas Village 2015 many concerns for fire and life safety have evolved. Meetings and walking inspections with various members of the community, combined with many phone complaints received in 2014 have assisted Fire Department staff in gaining an understanding of the fire and life safety issues involved with the Christmas Village event. The following areas are of concern in the development of this fire and life safety plan and will need to be addressed to insure an event that is safe for those attending and the surrounding community.

### **FIRE SAFETY**

1. It is noted that there are many electrical cords and lighting throughout the complex. These present a potential hazard for fire and electrical shock hazard. **All temporary lighting will be inspected for proper load distribution, grounding and ground faulting prior to the event. Certification of electrical safety will be required by the Cambria Fire Department prior to the opening of the event.**
2. **No open fires or burning will be permitted** unless in a fireplace or device designed for the purpose and approved by the Cambria Fire Department prior to the event.

CFC Sec. 307.1.1 - All open burning, bonfires, warming fires, and debris fires are prohibited within the Cambria CSD jurisdictional boundaries, except as permitted and authorized by the Cambria Community Services District Fire Department and the San Luis Obispo County Air Pollution Control District. This amendment does not restrict barbecues in a permanent approved barbecue pit or a manufactured device designed for the purpose.

3. **An Exiting and Evacuation Plan will be required** to be submitted to the Cambria CSD Fire Department for approval prior to the event. Fire Department staff will be available to assist with the creation of this plan.
4. **Fire extinguishers will be required** to be mounted at key locations throughout the site. Fire extinguishers shall be rated at a minimum 2A 10BC and will be placed at intervals to ensure a travel distance of no more than 75 feet from any given location inside the event.

#### **PEDESTRIAN AND TRAFFIC SAFETY**

- **Burton Drive traffic plan to eliminate bottlenecks in traffic must be submitted and approved by County, Fire Department and County Sheriff.** Traffic congestion on Burton Drive for this event has prompted the need to eliminate parking in the immediate area and provide offsite parking and shuttle service. Please submit plan for approval by the above mentioned agencies prior to September 31, 2015.
- **No Parking will be permitted on Burton Drive.** An approved parking and shuttle plan will be required prior to the event. This plan will need approval from the County (San Luis Obispo County Roads and Sheriff) and the Cambria CSD Fire Department. Efforts to discourage and limit neighborhood parking on Wood Drive should be included in the plan.
- **No pedestrian travel on Burton Drive** will be allowed. Safety staff will be provided by the Cambria Pines Lodge to discourage pedestrians and insure their safety. A plan to utilize the crosswalks at Burton and Eton (to utilize parking at the Cambria Nursery) will be considered if it provides an adequate level of conformity and pedestrian safety. A plan for this crosswalk will need to be submitted in writing and approved prior to the event.
- **Pedestrian safety inside the event** should be considered as traffic from guests staying at the lodge drive into and out of the Lodge. A plan for this potential should be discussed in the parking and shuttle plan and adequate safety staff provided to insure safety on site.
- **Adequate fencing and barricades shall be provided to prohibit access to the burned out and dilapidated pool house structure.** The building in its present state is an attractive nuisance and a safety hazard for your guests. Effort should be made to begin demolition of the pool house. Future approval will be dependent on its removal.

#### **INSPECTION REQUIREMENT**

- **A fire safety inspection will be required a minimum of 3 days prior to the opening of the Cambria Pines Lodge Christmas Village to insure compliance with the safety requirements outlined above.** Random safety checks and inspections by Fire Department staff will be conducted throughout the duration of the event.

Attached for your reference are code sections from the IWUIC to assist you with compliance to ignition resistant standards as adopted by the CCSD. If you have any questions or need for assistance please feel free to contact me – 927-6240. It is my intent to assist you in providing a safe venue for your customers to enjoy the holiday season and the Christmas Village.

**SECTION 504 – CLASS-1 (VERY HIGH Fire Risk) IGNITION-RESISTANT  
CONSTRUCTION**

**504.1 General.** Class 1 ignition-resistant construction shall be in accordance with Section 504.

**504.2 Roof Covering.** Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

**504.3 Protection of Eaves.** Eaves and soffets shall be protected on the exposed underside by materials approved for a minimum of one-hour-rated fire-resistive construction. Fascias are required and must be protected on the backside by materials approved for a minimum of one-hour-rated fire-resistive construction or 2-inch nominal dimension lumber.

**504.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**504.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**504.6 Unenclosed Under-floor Protection.** Buildings or structures shall have all under floor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

**504.7 Appendages and Projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, shall be a minimum of one-hour-rated fire-resistive construction, heavy timber construction, constructed of approved noncombustible materials or be protected by a domestic sprinkler system.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5.

**504.8 Exterior Glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

**504.9 Exterior Doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

**Exception:** Vehicle-access doors.

**504.10 Vents.** Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch, or shall be designed and approved to prevent flame and ember penetration into the structure.

Attic ventilation openings shall not be located in soffets, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

**504.11 Detached Accessory Structures.** Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5 or under floor protection in accordance with Section 504.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction.

**Hazardous Fuel Abatement**

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials. UFC Sec. 1103.2.4

**Defensible Space**

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Deadwood and litter shall be regularly removed from trees. Trees must be limbed up a minimum of 6 feet from the ground, higher on slopes. UWIC Sec. 603

**Maintenance of Defensible Space**

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. **A minimum of 50 feet clearance is required,** more on sloped property. UWIC Sec. 604.2